

SANCERRE



4

BEDROOMS

2

BATHROOMS

1,631

SQ FT

£699,995 LOCAL MARKET, ST. PETER PORT

This charming family home is situated in convenient location on the outskirts of St Peter Port. The accommodation is configured over three floors comprising an entrance hall, open-plan sitting/dining room and kitchen on the ground floor. The first floor offers family bathroom and three double bedrooms, one of which benefits from an en-suite shower room. The second floor provides a primary bedroom with a large walk in wardrobe. Externally, there is a fully enclosed garden with various seating areas and summerhouse, making it a great space for entertaining. In addition, there is rented parking for two cars and good on street parking. Internal viewing highly recommended.



LIVINGROOM

The Channel Island Estate Agent

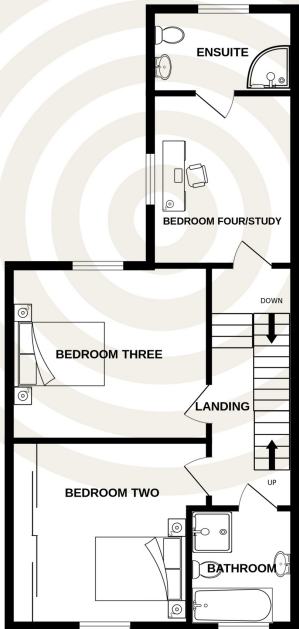
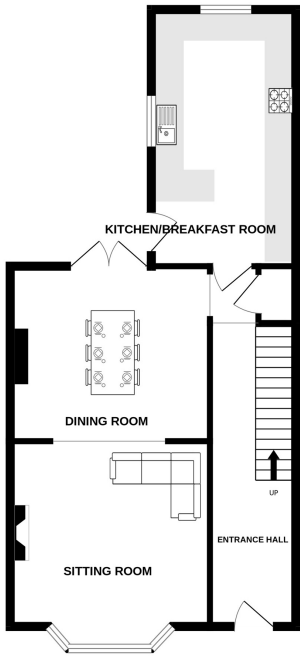




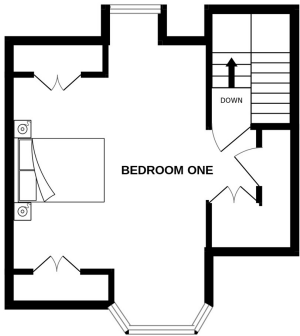
GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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GROUND FLOOR

Entrance hall	19'8 x 5'7
Dining room	13'0 x 11'4
Sitting room	14'8 x 13'0
Kitchen/breakfast room	16'8 x 9'0
Garden room	15'2 x 8'2

FIRST FLOOR

Landing	15'1 x 5'7
Bedroom two	12'9 x 12'0
Bedroom three	12'9 x 11'4
Bedroom four/study	11'2 x 7'7
En-suite shower room	7'8 x 6'3
Family bathroom	7'8 x 6'10

SECOND FLOOR

Bedroom one	20'10 x 12'2
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KEY FACTS

A well presented four-bedroom family home
 Situated on the outskirts of St Peter Port
 Fully enclosed garden with summerhouse
 Rented parking nearby

SERVICES

Mains

DRAINAGE

Mains

HEATING

Gas

APPLIANCES

Rangemaster range
 Neff microwave
 CDA fridge freezer
 Wine fridge
 Montpellier dishwasher

INCLUSIONS

To include all carpets and fitted flooring, the curtains and blinds as hung, light fittings and appliances as listed.

These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

£699,995



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